

MINUTES OF THE REGULAR MEETING OF THE FAIRFAX COUNTY
REDEVELOPMENT AND HOUSING AUTHORITY

October 28, 2004

On October 28, 2004, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia, at 6:38 p.m. for a presentation, given by Mary Lou Thompson, Accountant III, HCD Financial Management Division. Ms. Thompson reported on the implications of the HUD funding reduction on the Section 8 Housing Choice Voucher Program and what measures HCD staff is taking to maintain the program at its current level of service.

Commissioner Dunn commended Ms. Thompson for presenting not only the potential problems being faced due to reduction in funding but also for the recommendations and suggestions for dealing the situation. Commissioner Egan requested that the information presented by Ms. Thompson be made available to the FCRHA in electronic format.

The FCRHA Chair recognized Mr. Alvin Smuzynski, Chair of the Wesley Housing Development Corporation. In a presentation before the FCRHA, Mr. Smuzynski testified about the difficulties non-profit agencies like his are facing with the current multi-family housing market in Northern Virginia. He made several recommendations for revising various FCRHA funding programs to enable organizations such as Wesley Housing to acquire and maintain affordable housing in Fairfax County's highly competitive and fast paced housing market. After his presentation, Mr. Smuzynski responded to questions from the Commissioners.

The FCRHA Chair thanked Mr. Smuzynski for the information and requested that HCD staff review the proposal and make recommendations to the FCRHA at a future meeting.

The presentations closed at 7:13 p.m.

The following Commissioners were present for a portion or all of the presentations: Conrad Egan, Ronald Christian, Martin Dunn, Willard Jasper, John Kershenstein, H. Charlen Kyle, Elisabeth Lardner, John Litzenberger, Jr., Albert McAloon, Lee A. Rau, and Joan Sellers.

CALL TO ORDER

FCRHA Chair Conrad Egan called the regular meeting of the FCRHA to order at 7:15 p.m.
FCRHA Commissioners present:

PRESENT

Conrad Egan

Ronald Christian

Martin Dunn

Willard Jasper

John Kershenstein

H. Charlen Kyle

Elisabeth Lardner

John Litzenberger, Jr.

Albert McAloon

Lee A. Rau

Joan Sellers

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Paula C. Sampson, Director; Mary A. Stevens, Deputy Director; Harry Swanson, Deputy Director, Revitalization and Real Estate; Patricia Schlener, Director of Administration; Kay Robertson, Strategic Planner; Stacy Patterson, Public Information Officer, Office of Public Affairs; Michael Finkle, Director of Housing Management, (HMD); Linda Cushing, Senior Housing Services Specialist, HMD; Michael Wever, Sr. Housing Services Specialist, HMD; Curtis Hall, Director, Information Services and Systems; Anne Morrison, Asset Manager; John Payne, Director, Design, Development and Construction (DD&C); Tom Armstrong, Development Officer, DD&C; Gordon Goodlett, Development Officer, DD&C; Joe Maranto, Fiscal Administrator, Financial Management Division (FMD); Penny Xu, Fiscal Administrator, FMD; Mary Lou Thompson, Accountant III, FMD; Aseem Nigam, Director, Real Estate Finance and Grants Management Division (REFGM); Louise Milder, Associate Director, REFGM; Audrey Spencer Horsley, Associate Director, REFGM; Michael Pearman, Management Analyst, REFGM; Adelaide Bridges, Housing Services Specialist IV, Homeownership and Relocation Services (H&RS); James Speight, Director Property Improvement and Maintenance Division, (PIMD); Russel Boothby, Capital Grant Program Manager, PIMD; John Panarelli, Design and Construction Manager, PIMD; and Winifred A. Clement, FCRHA Assistant. Other Fairfax County staff in attendance: Alan Weiss, Assistant County Attorney, FCRHA Counsel; David Stroh, Assistant County Attorney, FCRHA Counsel.

APPROVAL OF MINUTES

A motion was made by Commissioner Rau, seconded by Commissioner Dunn, to approve the minutes of the September 16, 2004 FCRHA meeting as written. Following brief discussion, the Minutes were amended as follows:

- Under *Commissioners Present or Absent*, indicate that Commissioner Kershenstein arrived at 7:28 p.m., before discussion of Administrative Item Number 2, Resolution Number 65-04.
- Add the following sentence to the last paragraph under Administrative Item Number 2 as follows: *"For Fiscal Year 2004, the amount the FCRHA collected under this program for Public Housing and the Fairfax County Rental Program was \$20,748.48 and \$11,257.09 respectively. The amounts recovered through the Set-off Debt Collection Program increased substantially from last year when \$10,174 was collected for the Public Housing Program and \$2,057 was collected for the Rental Program."*

A vote was taken to adopt the minutes as amended. The motion carried unanimously.

PUBLIC HEARINGS

- **The Proposed Acquisition of up to Seven Affordable Dwelling Units (ADUs) at the Willow Oaks Subdivision (*Springfield District*)**

The public hearing on the proposed acquisition of up to seven affordable dwelling units at Willow Oaks was opened by the Chair at 7:18 p.m. Mr. William Beasley testified on behalf of his wife, Elizabeth Beasley, and himself. Mr. Beasley requested that the FCRHA postpone the scheduled public hearing on the acquisition of units at Willow Oaks to allow the development to form a homeowners association to give them an opportunity to be heard. After discussions, the Commissioners thanked Mr. Beasley and informed him that they will get back with him pending consideration of Action Item Number 1.

With no other speaker signed up to speak and no one in the audience wishing to speak, the Chair closed the public hearing on Willow Oaks as 7:24 p.m.

- **Proposed Acquisition of One Affordable Dwelling Unit (ADU) at the Westbriar Plaza Condominium (*Providence District*)**

The public hearing on the proposed acquisition of one Affordable Dwelling unit at Westbriar was opened by the Chair at 7:25 p.m. With no speaker signed up to speak and no one in the audience wishing to testify, the Chair closed the public hearing at 7:26 p.m.

ACTION ITEMS

1. RESOLUTION NUMBER 71-04

AUTHORIZATION TO PURCHASE AND FINANCE UP TO SEVEN
AFFORDABLE DWELLING UNITS (ADUs) AT THE WILLOW OAKS SUBDIVISION
PURSUANT TO SECTION 2-810 OF THE FAIRFAX COUNTY ZONING ORDINANCE
(SPRINGFIELD DISTRICT)

NOW THEREFORE BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby authorizes:

- 1) The Chairman, Vice Chairman, Secretary, or any Assistant Secretary of the FCRHA to draw against the line of credit with SunTrust Bank an amount up to \$935,000, as interim financing to be used to acquire up to seven (7) three-bedroom and/or five-bedroom units (Units) at the Willow Oaks subdivision, and authorizes any Assistant Secretary to negotiate the terms of and enter into a contract or contracts to purchase these Units as outlined in the item presented to the FCRHA at its meeting of October 28, 2004;
- 2) Staff to pursue arrangements for the permanent financing of up to seven (7)

Units, by borrowing against the value of the Units, secured by deeds of trust on the Units, an aggregate amount not to exceed the debt that can be serviced by rental cash flow from the Units; and

- 3) Preparation of a financing plan, to be submitted to the FCRHA and Board of Supervisors for approval, which will include arrangements for the permanent debt and equity financing of the Units and payment of homeowner association fees by the County.

A motion was made by Commissioner Kershenstein, seconded by Commissioner Jasper, to adopt Resolution Number 71-04. A presentation was given by John Payne, HCD Director of Design, Development, and Construction, after which he responded to questions from the Commissioners.

Extensive discussions followed, after which Commissioner Kershenstein made another motion, seconded by Commissioner Litzenberger, to defer consideration on the original motion until January. After further discussion, Commissioner Christian called the question, and a vote was taken on the original motion by roll call, as follows:

AYE

Conrad Egan
Martin Dunn
Charlen Kyle
Elisabeth Lardner
Albert McAloon
Lee Rau
Joan Sellers

NAY

John Kershenstein
John Litzenberger
Ronald Christian

ABSTAIN

The motion carried with Commissioners Kershenstein, Litzenberger, and Christian voting nay.

Note: This resolution was reconsidered later in the meeting of October 28, 2004. (See Board Matters below and Item #1, of Board Matters, Attachment #1, to these Minutes.)

A question was raised by Commissioner Sellers regarding how many units are allowed to be rented under the homeowners' association covenants. Staff was asked to provide this information at a later date.

2. RESOLUTION NUMBER 72-04

AUTHORIZATION TO PURCHASE AND FINANCE ONE AFFORDABLE DWELLING UNIT (ADU) AT THE WESTBRIAR PLAZA CONDOMINIUM DEVELOPMENT PURSUANT TO SECTION 2-810 OF THE FAIRFAX COUNTY ZONING ORDINANCE (PROVIDENCE DISTRICT)

NOW THEREFORE BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby authorizes:

- 1) The Chairman, Vice Chairman, Secretary, or any Assistant Secretary of the FCRHA to draw against the tax-exempt line of credit with SunTrust Bank an amount up to \$110,000, as interim financing to be used to acquire one condominium unit at the Westbriar Plaza Condominium, consisting of a two-bedroom, two and one-half bath unit (Unit), and authorizes any Assistant Secretary to negotiate the terms of and enter into a contract or contracts to purchase this Unit as outlined in the item presented to the FCRHA at its meeting of October 28, 2004;
- 2) Staff to pursue arrangements for permanent financing of the Unit, by borrowing against the value of the Unit, secured by a deed of trust on the Unit, an aggregate amount not to exceed the debt that can be serviced by rental cash flow from the Unit; and
- 3) Preparation of a financing plan, to be submitted to the FCRHA and Board of Supervisors for approval, which will include arrangements for the permanent debt and equity financing of the Unit, and a request for payment of the condominium fee by the County.

A motion was made by Commissioner Rau, seconded by Commissioner Christian, to adopt Resolution Number 72-04. A vote was taken by roll call as follows:

AYE

Conrad Egan
Ronald Christian
John Litzenberger
Martin Dunn
Charlen Kyle
Elisabeth Lardner
Albert McAloon
Lee Rau
Willard Jasper
Joan Sellers

NAY

John Kershenstein

ABSTAIN

The motion carried, with Commissioner Kershenstein voting nay.

3. RESOLUTION NO. 73-04

AUTHORIZATION TO ENTER INTO A CONTRACT WITH THE LOWEST RESPONSIVE
AND RESPONSIBLE BIDDER FOR REHABILITATION AT PROJECT VA 1938,
KINGSLEY PARK TOWNHOUSES WITHIN FUND 969,
PUBLIC HOUSING PROGRAMS UNDER MODERNIZATION
(PROVIDENCE DISTRICT)

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority determines that LVI Environmental Services, Inc. is the lowest responsive and responsible bidder for the renovations at Kingsley Park Townhouses and hereby authorizes:

- 1) Its Chairman, Vice Chairman or an Assistant Secretary to enter into a contract in the amount of \$119,700 for these improvements to Kingsley Park Townhouses with LVI Environmental Services, Inc.
- 2) Its Chairman, Vice Chairman or an Assistant Secretary to approve change orders to this contract in an amount not to exceed 10% percent of the contract (\$11,970) and designate a contracting officer.

A motion was made by Commissioner Rau, seconded by Commissioner Jasper, to adopt Resolution Number 73-04. A brief presentation was given by John Panarelli, Design and Construction Manager, Property Improvement and Maintenance Division, on Resolution Number 73-04. After the presentation, Messrs. Panarelli and Boothby responded to questions from the Commissioners.

A vote was taken after discussion, and the motion carried unanimously.

4. RESOLUTION NO. 74-04

AUTHORIZATION, SUBJECT TO APPROVAL BY THE BOARD OF SUPERVISORS, TO
REALLOCATE AND AUTHORIZE DISBURSEMENT OF UP TO \$575,000 IN TIER THREE
AFFORDABLE HOUSING PARTNERSHIP FUNDS FROM THE AFFORDABLE HOUSING
PARTNERSHIP PROGRAM FOR ADULT ASSISTED LIVING AT BIRMINGHAM GREEN
(PRINCE WILLIAM COUNTY)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby authorizes, subject to the approval of the Board of Supervisors:

- the reallocation and disbursement of up to \$575,000 in Tier Three Affordable Housing Partnership Funds from the HOME funds allocated to the Affordable Housing Partnership Program as a forgivable deferred trust loan to Birmingham Green Assisted Living, Inc. for the construction of 77 rental units in accordance with the terms and

conditions set forth in the item presented to the FCRHA at its meeting on October 28, 2004; or

- the reallocation and disbursement of up to \$575,000 in Tier Three Affordable Housing Partnership Funds from the Affordable Housing Partnership Program of the Housing Trust Fund as a forgivable deferred trust loan to Birmingham Green Assisted Living, Inc. for the construction of 77 rental units in accordance with the terms and conditions set forth in the item presented to the FCRHA at its meeting on October 28, 2004 should HOME funds not be available for this purpose; and

BE IT FURTHER RESOLVED that, subject to the approval of the Board of Supervisors, the FCRHA hereby authorizes its Chairman, Vice Chairman or any Assistant Secretary to enter into a forgivable deferred payment loan to Birmingham Green Assisted Living, Inc. in the amount of up to \$575,000 from the Affordable Housing Partnership Program (AHPP) of the Housing Trust Fund for the purpose of providing financing to be used towards the construction of Adult Assisted Living at Birmingham Green. In addition, the FCRHA authorizes Paula C. Sampson to act as its authorized negotiator, and further authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents and agreements necessary or appropriate in connection with the AHPP Loan.

A presentation was given by Aseem Nigam, Director of Real Estate Finance and Grants Management (REFGM) and Louise Milder, Associate Director, REFGM. After the presentation, they responded to questions from the Commissioners.

A vote was taken after discussion, and the motion carried unanimously.

5. RESOLUTION NUMBER 75-04

APPROVAL OF A RICHMOND HIGHWAY FAÇADE IMPROVEMENT PROGRAM GRANT
FOR THE PROPERTY LOCATED AT 8853 RICHMOND HIGHWAY, ALEXANDRIA, VA
22309 (MOUNT VERNON DISTRICT)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby:

1. Approves a Richmond Highway Façade Improvement Program (the Program) grant in the amount of \$12,000 to Coopersmith Limited Partnership, owners of the Richmond Highway Center, located at 8853 Richmond Highway, Alexandria, VA 22309 on property also identified as Fairfax County tax map number 109-2-((2))-0013C992((1))-90, subject to compliance with all of the Program requirements and the approved application documents and to be used solely for the purpose of façade improvements as described in the approved Program application documents; and

2. Authorizes the Chairman, Vice Chairman, or any Assistant Secretary on behalf of the FCRHA to execute and deliver all necessary or appropriate documents relating to

the Richmond Highway Façade Improvement Program grant approved by the FCRHA for Coopersmith Limited Partnership.

A motion was made by Commissioner Lardner, seconded by Commissioner McAloon, on Resolution Number 75-04. A brief presentation was given by Harry Swanson, Deputy Director of Revitalization and Real Estate. After his presentation, Mr. Swanson responded to questions from the Commissioners.

A vote was taken by roll call after discussion as follows:

AYE

Conrad Egan
Ronald Christian
Martin Dunn
Charlen Kyle
Elisabeth Lardner
Albert McAloon
Lee Rau
Willard Jasper
Joan Sellers

NAY

John Kershenstein
John Litzenberger

ABSTAIN

The motion carried, with Commissioners Kershenstein and Litzenberger voting nay.

6. RESOLUTION NUMBER 76-04

AUTHORIZATION, SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS,
FOR THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY TO
CONSENT TO A COVENANT TO THE FAIRFAX COUNTY PARK AUTHORITY FOR
RECREATIONAL USE AT THE MOTT COMMUNITY CENTER (SPRINGFIELD
DISTRICT)

Action Item Number 6, Resolution Number 76-04 was deleted from the agenda and therefore not considered at this meeting.

7. RESOLUTION NUMBER 77-04

AUTHORIZATION TO ACCEPT AND APPROVE AN UNSOLICITED
PROPOSAL FOR THE CONSTRUCTION AND MANAGEMENT OF
AN ASSISTED LIVING FACILITY AND ADULT DAY HEALTH CARE
CENTER ON THE LITTLE RIVER GLEN SENIOR CAMPUS
(BRADDOCK DISTRICT)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA):

1. Accepts an unsolicited proposal submitted by Olley Lane Assisted Living, L.L.C., for the development, construction and management of an Assisted Care Residential facility and an Adult Day Care Center on the Little River Glen senior campus;
2. Authorizes the Chairman, Vice Chairman, Secretary or an Assistant Secretary to enter into a Comprehensive Agreement substantially in the form made available to the FCRHA for an amount up to \$12,583,581 with Olley Lane Assisted Living, L.L.C., for the construction of Little River Glen II Assisted Care Residential facility and Adult Day Care Center, and for the management of the assisted care facility by Sunrise Assisted Management, Inc.; and
3. Authorizes the execution of all documents necessary for the construction and management of this project.

A motion was made by Commissioner Christian, seconded by Commissioner Dunn that the FCRHA adopt Resolution Number 77-04. After discussion a vote was taken, and the motion carried unanimously.

ADMINISTRATIVE ITEMS

1. RESOLUTION NUMBER 78-04

ESTABLISHING THE SCHEDULE FOR
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
MEETING DATES FOR 2005

BE IT RESOLVED that the regular meetings and the Annual Meeting of the FCRHA for January through December 2005 will be held at the FCRHA Board Room at One University Plaza, 4500 University Drive, Fairfax, Virginia 22030 at 7:00 p.m., unless the Chairman, or in the Chairman's absence, the Vice Chairman, shall authorize a different time, on the following dates:

January	27	
March	10	Citizen Comment Time
April	21	
May	26	Citizen Comment Time
July	14	(Annual Meeting)
September	22	Citizen Comment Time
October	27	
December	15	Citizen Comment Time

A motion was made by Commissioner Christian, seconded by Commissioner Jasper, to adopt Resolution Number 78-04. The vote carried unanimously.

2. RESOLUTION NUMBER 79-04

AUTHORIZATION TO REVISE THE SECTION 8 HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN, THE PUBLIC HOUSING ADMISSIONS AND OCCUPANCY POLICY AND THE FAIRFAX COUNTY RENTAL PROGRAM ADMISSIONS AND OCCUPANCY POLICY, AS IT RELATES TO EMPLOYEES OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority authorizes the Department of Housing and Community Development to revise the Section 8 Housing Choice Voucher Administrative Plan, the Public Housing Admissions and Occupancy Policy and the Fairfax County Rental Program Admissions and Occupancy Policy as described in the item presented at the October 28, 2004 FCRHA meeting.

A motion was made by Commissioner Jasper, seconded by Commissioner McAloon, to adopt Resolution Number 79-04

HCD Deputy Director Mary Stevens gave a brief presentation on Resolution Number 79-04, after which she replied to questions from the Commissioners. A vote was taken after discussion, and the motion carried unanimously.

Mary Stevens will check to verify that the Code of Conduct has not changed since the last General Assembly.

3. RESOLUTION NUMBER 80-04

AUTHORIZATION TO REVISE THE SECTION 8 HOUSING CHOICE VOUCHER
ADMINISTRATIVE PLAN IN RESPONSE TO RECENT REDUCTIONS IN FUNDING BY
THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority authorizes the Department of Housing and Community Development to revise the Section 8 Housing Choice Voucher Administrative Plan in two areas as described in the Administrative Item presented to the FCRHA on October 28, 2004:

- (1) increase the minimum monthly rent portions that tenants pay from \$25 to \$50; and
- (2) Establish new guidelines that call for interim recertification when the household has a change in the source of household income or an increase in household income of more than \$100.00 per month.

A motion was made by Commissioner Jasper, seconded by Commissioner McAloon, to adopt Resolution Number 80-04. A vote was taken after discussion, and the motion carried unanimously.

4. RESOLUTION NUMBER 81-04

AUTHORIZATION TO MODIFY THE FAIRFAX COUNTY RENTAL PROGRAM (FCRP)
ADMISSIONS AND OCCUPANCY POLICY TO PERMIT THE RAISING OF CEILING
RENTS FOR SELECTED FCRP PROPERTIES

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority authorizes the modification of the Fairfax County Rental Program (FCRP) Admissions and Occupancy Policy to Permit the Raising of Ceiling Rents for Selected FCRP Properties from 110% times base rent to 125% times base rent at all FCRP properties except Stonegate, Murraygate, Hopkins Glen and Cedar Ridge, as described in the Administrative Item presented to the FCRHA on October 28, 2004.

A motion was made by Commissioner Jasper, seconded by Commissioner McAloon, to adopt Resolution Number 81-02. After brief discussion a vote was taken, and the motion carried unanimously.

5. RESOLUTION NUMBER 82-04

APPROVAL OF AMENDMENTS TO THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY'S (FCRHA) ADMINISTRATIVE REGULATIONS CONCERNING THE SALE AND RENTAL OF AFFORDABLE DWELLING UNITS (ADUs)

WHEREAS, on September 13, 2004, the Board of Supervisors adopted amendments, that became effective on September 14, 2004, to the Affordable Dwelling Unit Program; and

WHEREAS, the FCRHA is specifically empowered to adopt, and has adopted, reasonable rules and regulations to assist in the regulation and monitoring of the Affordable Dwelling Unit Program, as provided in the Fairfax County Zoning Ordinance; and

WHEREAS, the FCRHA desires to amend its rules and regulations to be consistent with the amendments adopted by the Board of Supervisors on September 13, 2004 and to incorporate changes in the administration of the First-Time Homebuyers Program previously adopted by the FCRHA; now therefore

BE IT RESOLVED that the (FCRHA) hereby adopts the amended "Administrative Regulations Concerning the Sale and Rental of Affordable Dwelling Units" as attached to the Item presented to the FCRHA in connection with this Resolution at its meeting on October 28, 2004.

A motion was made by Commissioner Jasper, seconded by Commissioner McAloon, to adopt Resolution Number 82-04. After discussion, a vote was taken, and the motion carried unanimously.

6. RESOLUTION NUMBER 83-04

AUTHORIZATION TO ACCEPT A COMMITMENT OF \$565,000 FROM THE VIRGINIA HOUSING DEVELOPMENT AUTHORITY FOR PERMANENT FINANCING FOR SIX AFFORDABLE DWELLING UNITS AT FAIRCREST NORTH (SULLY DISTRICT)

BE IT RESOLVED THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes entering into a loan commitment with the Virginia Housing Development Authority (VHDA) for a loan to the FCRHA in the amount of \$565,000, at an interest rate of 3.5% per annum, for a term of 25 years for the permanent financing of six affordable dwelling units acquired or to be acquired by the FCRHA at FairCrest North (the FairCrest Units); and

BE IT FURTHER RESOLVED that, subject to Board of Supervisors approval, the FCRHA authorizes the reallocation and expenditure up to \$250,000 from HOME funds for the purpose of an equity contribution to the permanent financing of the FairCrest Units in addition to loan funds obtained from VHDA; and

BE IT FURTHER RESOLVED that, subject to Board of Supervisors approval, the FCRHA authorizes the reallocation and expenditure up to \$250,000 from within the Housing Trust Fund for the purpose of an equity contribution to the permanent financing obtained of the FairCrest Units in addition to loan funds from VHDA should HOME funds not be available for this purpose; and

BE IT FURTHER RESOLVED that the FCRHA authorizes its Chairman, Vice Chairman, Secretary or any Assistant Secretary to negotiate and execute all documents necessary or appropriate, on behalf of the FCRHA to obtain loan funding, and to place a lien on each of the FairCrest Units; and

BE IT FURTHER RESOLVED that the proceeds of the VHDA loan herein authorized shall be applied to repay, in part, funds drawn from the FCRHA's line of credit at SunTrust Bank for the acquisition of the FairCrest Units.

A motion was made by Commissioner Litzenberger, seconded by Commissioner Jasper, to adopt Resolution Number 83-04. A brief presentation was given by Louise Milder, Associate Director, REFGM Division. After the presentation, Ms. Milder responded to questions from the Commissioners. A vote was taken after discussion, and the motion carried unanimously.

Commissioner Litzenberger requested that HCD follow-up with FairCrest regarding notifying prospective buyers of the proposed FCRHA ADU purchase, and that a copy of the letter be sent to him.

7. RESOLUTION NUMBER 84-04

AUTHORIZATION TO APPLY FOR AN ALLOCATION OF UP TO \$750,000 FROM
VIRGINIA HOUSING DEVELOPMENT AUTHORITY (VHDA) IN
HOME STRIDE (FORMERLY HOME STRETCH) FUNDS
FOR COUNTY HOMEOWNERSHIP INITIATIVES

NOW, THEREFORE, BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes staff to apply for an allocation of up to \$750,000 from the Virginia Housing Development Authority (VHDA) under VHDA's Home Stride program to provide second mortgage down payment and closing costs assistance to Fairfax County first-time homebuyers under the following initiatives, as more particularly described in the item presented to the FCRHA at its meeting on October 28, 2004:

- 1) Down payment and Closing Costs Assistance in the amount of \$375,000 to be used with first-trust mortgages provided through the Sponsoring Partnerships and Revitalizing Communities (SPARC) allocation; and
- 2) Down payment and Closing Costs Assistance in the amount of \$375,000 to be used to assist first-time homebuyers who purchase in Fairfax County and who are eligible Fairfax County employees, giving a priority to first responder personnel within the County during the first quarter of 2005.

A motion was made by Commissioner Jasper, seconded by Commissioner McAloon, to adopt Resolution Number 84-04. A brief presentation was given by Adelaide Bridges. A vote was taken after discussion, and the motion carried unanimously.

Commissioner Kershenstein requested feedback on outreach to employees, especially public safety.

8. RESOLUTION NUMBER 85-04

AUTHORIZATION TO APPLY FOR AN ALLOCATION OF UP TO \$8,000,000
IN SPONSORING PARTNERSHIPS AND REVITALIZING COMMUNITIES (SPARC)
MORTGAGE FUNDS FROM THE VIRGINIA HOUSING DEVELOPMENT AUTHORITY

NOW, THEREFORE, BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes, subject to approval by the Board of Supervisors, submission of a competitive application for an allocation of SPARC mortgage funds in an amount up to eight million dollars (\$8,000,000). The SPARC funds will be used to encourage reinvestment in residential areas near the County's commercial revitalization areas and in other areas of the County where housing prices are affordable to families making 80% or less of the area median income and for other County initiatives serving borrowers making 60% or less of the area median income, as described in the item presented to the FCRHA at its meeting on October 28, 2004.

A motion was made by Commissioner Jasper, seconded by Commissioner Litzenberger that the FCRHA adopt Resolution Number 85-04. After a brief discussion, a vote was taken, and the motion carried unanimously.

CONSIDERATION ITEMS

1. DETERMINATION OF RESPONSE TO REQUEST FOR PROPOSALS FOR GLENWOOD MEWS (LEE DISTRICT)

A motion was made by Commissioner McAloon, seconded by Commissioner Jasper, that the FCRHA terminate the existing Request for Proposals for Glenwood Mews, subject to the County procurement requirements. A brief presentation was given by Tom Armstrong. After the presentation, Mr. Armstrong responded to questions from the Commissioners. After discussion, a vote was taken by roll, to terminate the existing Request for Proposals for Glenwood Mews as follows:

AYE

Charlen Kyle

NAY

Conrad Egan
Ronald Christian
Martin Dunn
John Kershenstein
Elisabeth Lardner
John Litzenberger
Albert McAloon
Lee Rau
Willard Jasper

ABSTAIN

The motion failed, with Commissioner Kyle voting aye, and Commissioner Sellers out of the room.

2. FCRHA STRATEGIC PLAN ACTION PLAN FOR FY 2006

Commissioner Christian moved, seconded by Commissioner Jasper, that the FCRHA Strategic Plan Action Plan for 2006 be approved. A vote was taken, and the motion carried unanimously.

Kay Robertson, HCD Strategic Planner, gave a presentation on the changes in the spreadsheet as requested at the last FCRHA meeting to put funding into Revitalization program for the FY 2006 Strategic Plan Action Plan. After the presentation, Ms. Robertson responded to questions from the Commissioners.

Commissioner Sellers complimented Ms. Robertson for her work on the plan. Commissioner Lardner requested a quarterly report on the status of the revitalization projects funded through the Investing in Communities Program.

A vote was taken by roll call on the motion to approve the FCRHA Strategic Plan Action Plan for 2006 as modified and presented to the FCRHA.

AYE

Conrad Egan
Ronald Christian
Martin Dunn
Charlen Kyle
Elisabeth Lardner
John Litzenberger
Albert McAloon
Lee Rau
Willard Jasper
Joan Sellers

NAY

John Kershenstein

ABSTAIN

The motion carried, with Commissioner Kershenstein voting nay.

INFORMATION ITEMS:

1. Fairfax County Redevelopment and Housing Authority Meeting Summary
September 16, 2004
2. Contracts of \$50,000 or Less
3. Minutes of the Housing Ownership, Management, and Security Committee Meeting –
October 19, 2004
4. Minutes of Revitalization and Redevelopment Committee Meeting – October 19, 2004
5. Minutes of the Planning and Development Committee Meeting – October 20, 2004
6. Minutes of the Finance Committee Meeting – October 20, 2004
7. Summary of the Meeting of Board of Supervisors Housing Committee and the Fairfax
County Redevelopment and Housing Authority – September 20, 2004 – *brief discussion*
8. Affordable Dwelling Unit (ADU) Tracking Report
9. Moderate Income Direct Sales (MIDS) Tracking Report
10. Strategy for Use of Capital Improvement Funds Available in Fund 144, Housing
Trust Fund
11. Fairfax County Redevelopment and Housing Authority Calendars of Meetings for
November and December, 2004

BOARD MATTERS

A motion was made by Commissioner McAloon, seconded by Commissioner Litzenberger, to reconsider the action taken in approving and adopting Resolution Number 71-04. A vote was taken by roll call as follows:

AYE

Conrad Egan
Ronald Christian
Martin Dunn
Charlen Kyle
Elisabeth Lardner
John Litzenberger
Albert McAloon
Lee Rau
Albert McAloon
John Kershenstein

NAY

ABSTAIN

The motion to reconsider Resolution Number 71-04 was adopted unanimously, Commissioner Sellers having departed from the meeting prior to the vote.

A motion was made by Commissioner Christian, seconded by Commissioner Jasper, to adopt Resolution Number 71-04 as written, with a recommendation that Purchase Option Number 1 be chosen.

After discussion, a motion was made by Commissioner McAloon, seconded by Commissioner Litzenberger, to amend the original motion to indicate that final action is "subject to postponement for consideration no later than January 27, 2005, so that further discussion could occur and alternatives be considered." This amendment was accepted by the maker and seconder of the motion.

A vote was taken, and the amended resolution carried unanimously by those Commissioners present.

ADJOURNMENT

A motion was made by Commissioner Christian, seconded by Commissioner Egan, to adjourn the meeting at 10:46 p.m. The motion carried unanimously.

(Seal)

Conrad Egan, Chair

Paula C. Sampson, Assistant Secretary-